

The Seabrook Planning and Zoning Commission met on Thursday, May 16, 2019 at 6:00 PM in regular session at Seabrook City Hall, 1700 First Street, Seabrook, Texas to consider and if appropriate, take action on the agenda items listed below:

THOSE PRESENT WERE:

GARY RENOLA	CHAIRMAN
MIKE GIANGROSSO (exc. absence)	VICE - CHAIR
SCOTT REYNOLDS	MEMBER
ROSEBUD CARADEC	MEMBER
TRACIE SOICH	MEMBER
GREG AGUILAR	MEMBER
DARRELL PICHA	MEMBER
SEAN LANDIS	DIRECTOR OF COMMUNITY DEVELOPMENT
PAT PATEL	ADMINISTRATIVE ASSISTANT

Chairman Gary Renola called the meeting to order at 6:00 p.m. and stated there was a quorum present.

1.0 PUBLIC COMMENTS AND ANNOUNCEMENTS

There were none.

2.0 SPECIFIC PUBLIC HEARINGS

2.1 Request for approval for the Ocean Park Subdivision Replat.

Chairman Gary Renola opened the public hearing at 6:03p.m.

There were no comments.

Chairman Renola closed the public hearing at 6:05p.m.

2.2 Request for approval for the Partial Replat of Lots 10 and 11, of the Replat of Reserve B, Seascape Section 2.

Chairman Renola opened the public hearing at 6:06p.m.

There were public comments made regarding this item. Mary Hoepfner, at 4509 N Heron, stated that she lived there for 35 years and was concerned about the loud traffic on Todville.

Amber Heinz, at 4517 – was concerned about the parks & jogging trails as well as the concern with which way the houses would be facing.

Chairman Renola closed the public hearing at 6:11p.m.

2.3 Request for approval for the Ashley Oaks Subdivision Final Plat.

Chairman Renola opened the public hearing at 6:12p.m.

There were public comments made regarding this item. Joan Butler and Rosa Flood who both live at Brookwood Court told the board their concern regarding drainage issues and their backyards retaining water.

Chairman Renola closed the public hearing at 6:20pm

3.0 NEW BUSINESS

3.1 Consider and take all appropriate action on the request for approval for the Ocean Park Subdivision Replat.

Community Development Director, Sean Landis explained to the board that the applicant is requesting to subdivide the property into 1 Lot, 1 Block and the owner wishes to construct a single-family dwelling on this parcel. He stated that City Staff has reviewed the Replat, and finds it to be compliant with the City's Subdivision and Zoning Ordinances.

Motion made by Tracie Soich and seconded by Rosebud Caradec.
To approve the Ocean Park Subdivision replat.

MOTION CARRIED BY UNANIMOUS CONSENT

3.2 Consider and take all appropriate action on the request for approval for the Partial Replat of Lots 10 and 11, of the Replat of Reserve B, Seascape Section 2.

Community Development Director, Sean Landis explained to the board that the applicant is requesting to subdivide the property into 6 Lots, 1 Block and the owner wishes to construct single-family dwellings on these parcels. He stated that there is no impact to the current trail system. The driveways will cross the trail just like a regular sidewalk and the trail will remain in its current location and will comply with new flood ordinances.

Motion made by Rosebud Caradec and seconded by Darrell Picha.

To approve the request for the Partial Replat of Lots 10 and 11, of the Replat of Reserve B, Seascape Section 2.

MOTION CARRIED BY UNANIMOUS CONSENT

3.3 Consider and take all appropriate action on the request for approval for the Ashley Oaks Subdivision Final Plat.

Community Development Director, Sean Landis explained to the board that the applicant is requesting the approval of a Final Plat to subdivide the property into 8 Lots, 1 Block and the owner wishes to construct single-family dwellings on these parcels. He stated that the P&Z Board previously approved the preliminary plat for this item back in February 2014.

Motion made by Tracie Soich and seconded by Greg Aguilar.

To approve the request for the Ashley Oaks Subdivision Final Plat.

MOTION CARRIED BY UNANIMOUS CONSENT

3.4 Consider and take all appropriate action on the creation of new zoning regulations for the C-2 and WAD zoning districts.

Community Development Director made a presentation regarding text changes to the zoning regulations for the C-2 and WAD zoning districts.

Some of the recommendations from Mr. Landis on Section 3.07 – C-2 Medium commercial district include: (1) On Section 3.07.04 Area regulations, Part C. to delete the water-abutting yard section (2) On Section 3.07.04 Area regulations, Part E. to change the lot size to 20,000 square feet (3) To reconfigure sections 3.07.06 Accessory structures and 3.07.07 Buffering and screening (4) On Section 3.07.08 Outside storage and display, delete part B & C (5) To reformat section 3.07.12 External architectural finishes (6) On Section 3.07.13 Supplementary regulations, move Part A to the Parking Lot Ordinance

There were additional text changes that were reviewed and discussed during the presentation. The P&Z board agreed to move forward with all the changes and hold a public hearing on the next regular P&Z Meeting on June 20, 2019 at 6pm.

4.0 ROUTINE BUSINESS

4.1 Approve the minutes from the April 18, 2019 P&Z Meeting.

Motion made by Tracie Soich and seconded by Darrell Picha.
To approve the minutes from the April 18, 2019 P&Z Meeting.

MOTION CARRIED BY UNANIMOUS CONSENT

4.2 Update on the expansion of Hwy. 146.

Sean Landis gave a brief report.

4.3 Report from the Director of Planning and Community Development on the status of a list of actions taken by Planning & Zoning and sent to City Council for its action or review.

144 Sean Landis gave a brief report.
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146 **4.4 Establish future agenda items and meeting dates.**

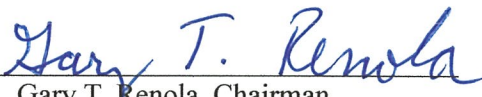
- 147 • Next special P&Z meeting will be Thursday, June 6, 2019
- 148 • Next regular P&Z meeting will be Thursday, June 20, 2019
- 149 • Final plat of the Children's Lighthouse at 2551 Humble Drive
- 150 • Final plat of Old Seabrook Village, Section A, 1400 block of N. Meyer
- 151 • Creation of new zoning regulations for the C-2 and WAD zoning districts

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153 **Motion was made by Tracie Soich and seconded by Scott Reynolds.**
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155 *To adjourn the May 16, 2019 Planning & Zoning meeting.*
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157 Having no further business, the meeting adjourned at 7:30 p.m.
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159 APPROVED THIS 6th DAY OF JUNE, 2019.
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164 Gary T. Renola, Chairman



Pat Patel, Administrative Assistant